

Identification of the Area

Name or Designation:

North Seattle, Shoreline, Lake Forest Park

Boundaries:

The area is bound on the north by the county line (North 205th Street), to the west by Puget Sound, and to the east by Lake Washington and the City of Lake Forest Park boundary. The south boundary is North 95th street.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

North Seattle is primarily a residential area with a few commercial districts to service their communities. There are many multi-family areas with the major ones located in Lake City and Greenwood. Northgate is the area's largest regional shopping mall. The center attracts consumers from Everett to Olympia. Northgate has the highest concentration of office space in North Seattle.

Even with an economic slowdown, the economic conditions for this area have been good. North-end sales consist of many owner/occupied and user activity, while new investors are entering the area. Sales in North Seattle are steady and quality properties are still receiving multiple offers. Capitalization rates are stable ranging from 8.75% to 10%. Top quality properties generate 9% or lower rates. Vacancies have remained steady at 4%-5% and rents are still rising. There is a huge demand for multiple unit and townhouse sites. Shoreline, Northgate, and Aurora areas are seeing major retailers entering their market. Examples are Starbucks, Walgreens, Les Schwab, Staples, Hollywood Video, Central Market and Target.

Touchstone/Orix has just completed construction on their 330,000 square foot multi-story Northgate North project across from Northgate Mall. There is also decent demand for smaller spaces along Aurora and Lake City. Shoreline's new 7-lane Aurora Project is under way. At the present time, new islands are being placed in the middle of Aurora Avenue North around North 165th Street. There are currently plans to renovate the North City district's business area. No immediate progress is noted.

The entire area consists of a total of 1534 parcels of which 1148 parcels are improved. 419 parcels were physically inspected during the revalue period, which represents 27 % of the total area. The Aurora and Greenwood corridors (neighborhood 30) were inspected.

The five neighborhoods in area 10:

Lake City (10-10) This sub-area has 302 parcels. The majority of commercial properties run along Lake City Way. This sub-area has some topography problem areas consisting of wetlands and steep slopes. There are older retail buildings and older office space. A new Walgreens drug store was built in 1998. The area is beginning to renovate with two new mixed-use office/apartment complexes completed at 120th/125th and Lake City Way. L-2 and L-3 zoned land is being developed into attached townhouses.

Northgate (10-20) This sub-area has 219 parcels. This sub-area runs along I-5 and has easy access to downtown Seattle. It is comprised primarily of newer office and retail areas. A new shopping mall has been constructed along Northgate Way. It is called Northgate North and is anchored by a 165,000 square foot 2 level Target, a 50,000 square foot Best Buy and includes multi-level structured parking. New development is expected in the south parking lot of Northgate Mall. The area has been designated an “urban village” by the City of Seattle and is slated for more dense development.

Aurora (10-30) This sub-area has 419 parcels. The sub-area starts at N 95th St. to N 145th St. Older retails, restaurants, warehouses and offices can be found in this area. The corridor has a new United Furniture Warehouse, Starbucks and Sundae Ice Cream Parlor and plans for the second Krispy Kreme Donut Shop. The North Greenwood area can be found in this sub-area. Heavy development of townhouses and multiple residences is occurring here.

Shoreline (10-40) This sub-area has 544 parcels. The City of Shoreline incorporated in August 1995. Zoning has recently been revised in Shoreline. A large commercial district runs along Aurora from N 145th St. to the County Line (N 205th St.). Aurora Village district was located in this sub-area and has been leveled and rebuilt with a Costco, Home Depot and other line retail. Top Foods will be building a new store at 175th and Midvale, on the old U & I store site. Walgreens has developed a site at North 145th and Aurora Avenue North. The strip is home to several card rooms, casinos and automobile dealerships.

Renovation of the business along 15 Ave N.E. in North City is planned. The goal is for pedestrian-oriented shopping streets with high-density residential units above retail. There has been a great deal of pressure on Shoreline for housing development.

Shoreline/Aurora corridor widening is to begin with sidewalks, landscaping, and underground utilities. A pedestrian/bicycle trail in the Interurban right of way, which parallels Aurora, is planned. This trail is part of a 30- mile trail that runs to Everett.

Lake Forest Park (10-50) This sub-area has 50 parcels. Lake Forest Park was incorporated as a town on June 20th 1961. Commercial districts run along Bothell Way NE and Ballinger Way. There are a few view sites on commercially zoned parcels. City officials have worked on merging three different zoning codes, the King County Code, a changed King County Code, and the City of Lake Forest Code. The Town Center Complex is doing well with little vacancy.

Preliminary Ratio Analysis:

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing a similar COV of 10.54%.

Scope of Data

Land Value Data:

Vacant sales from 1/99 through 3/02 (at a minimum) were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Improved sales from 1/99 through 3/02 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

Land Value

Land Sales, Analysis, Conclusions:

There are 1538 parcels in Area 10. Vacant sales from 1/99 through 3/02 (at a minimum) were given primary consideration for valuing land. The majority of the vacant land sales were for the development of multi-family dwellings.

The majority of the parcels are located in older established neighborhoods. The values tend to decrease as you reach the northern boundaries. Area 10 has excellent access to the Downtown area, I-5 and the University of Washington. It has major shopping centers located in Northgate and Aurora Village.

Zoning, traffic flow and ease of access were considered in the valuation process. During and after the model development, field inspections were completed to review models as necessary. A list of vacant sales used to develop the land model and those considered not reflective of market value are included in the following sections.

Recent purchases indicate accelerating values of neighborhood commercial land in the north end. Such land in the Lake City area was verified to be at least worth \$30/square foot. The Aurora corridor had fewer solid indicators of inflation, but the parcels here are considered to be worth at least \$25/square foot. It is difficult to predict how the improvements that are planned for this area will affect future value. The Northgate area has sales indications of \$30 to \$50/square foot.

North Seattle has seen a rapid inflation of value in multiple-residence zoned land. Demolition of older single family residences on L-2 and L-3 zoned land is becoming commonplace. It appears that economic pressure on the central core of the Seattle housing market is making areas like Greenwood, Lake City and Shoreline more attractive to buyers. Most evident is the popularity of new townhouse arrangements. Attractively priced in the mid-\$200,000 range, first-time and middle class buyers find affordable housing not available in the city center. The lots for these homes are subdivided into 2000 square foot or less sites. Two to three years ago, these types of multiple zoned sites would sell for \$15-\$20/square foot. Now they command \$25-\$40+/square foot. It is anticipated that multiple sites will continue to appreciate in value.

Shoreline (area 10-40) and Lake Forest Park (area 10-50) have recently adopted unified zoning codes. Lake Forest Park merged three different zoning codes due to annexations. A small area A-1 (Perkins Way from 26th Ave NE to 23rd Ave NE) was recently added to the Lake Forest Park city zoning.

The recommended land value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessment of +44.30 %. The total land assessed value for the 2001 assessment year for Area 10 was \$ 932,281,800 and the total recommended land assessed value for the 2002 assessment year for Area 10 is \$1,345,281,800.

Vacant Land Model:

Land values were estimated on a price per square foot of land area based on the Sales Comparison Approach. Location, zoning, and development potential were the primary variables considered in the valuation process. Consideration was given for especially favorable and unfavorable location and for unique site factors such as slopes and drainage. A general overall increase in land values is recommended to improve uniformity, assessment levels and reflect the increase in the North Seattle real estate market.

ZONING	10-10 LAKE CITY	10-20 NORTHGAT E	10-30 AURORA NORTH	10-40 SHORELINE	10-50 LAKE FOREST PARK
L2, L3,L4	\$25-\$30 Sq. Ft.	\$25-\$35 Sq. Ft.	\$25-\$35 Sq. Ft.		
C1-40,C1-65,C2-65, NC1-30, NC1-40, NC1-65, NC2-30, NC2-40, NC2-65, NC3-40, NC3-65, NC3-85	\$25-\$30 Sq. Ft.	\$25-\$50 Sq. Ft.	\$20-\$25 Sq. Ft.		
R12, R18				\$10-\$25 Sq. Ft.	
R24, R-48				\$10-\$25 Sq. Ft.	
CB, NB				\$15-\$25 Sq. Ft.	
RM3600 RM2400					\$7-\$10 Sq. Ft.
RM 900, RM 1800					\$10-\$15 Sq. Ft.
NB, CC,TC					\$15-\$25 Sq. Ft.

Improved Parcel Total Values

Sales comparison approach model description:

Sales for the North Seattle Area were verified by each individual appraiser and entered into the Frozen Sales File (RV-12). Verification consisted of contact with Buyer, Seller or Broker if possible or information from the COMPS InfoSystem, Inc., real estate sales verification service. At the time of sale, information on vacancy and market absorption rates, current and anticipated rents, and the competitive position of the property were also gathered. Sales were then compared to similar properties for valuation.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description:

The income capitalization approach was considered for properties using economic rental rates taken from published sources, landlords, tenants, and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken on specific properties. Expense ratios were estimated based on industry standards and familiarity of each areas rental expense. Capitalization rates were determined by personal analysis of the sales in each area and industry average rates of return. The following table outlines specific income parameters.

PROPERTY TYPE	TYPICAL RENT RANGE	OVERALL RENT RANGE	EXPENSE	OAR RANGE
Retail, Discount Store, Mixed Use Retail, Supermarket	\$9.00 to \$16.00	\$8.50 to \$26.00	10%	9% to 10%
Offices Medical Offices Under 15000sq.ft.	\$9.00 to \$16.00	\$8.50 to \$18.00	15%	9% to 10%
Offices Medical Offices Over 15000sq.ft	\$14.00 to \$18.00	\$13.00 to \$24.00	25%	9% to 10%
Industrial Warehouse	\$5.40 to \$8.00	\$5.00 to \$8.50	10%	9% to 10 %
Garage/Auto Repair	\$8.00 to \$12.00	\$8.00 to \$16	10%	9% to 10%
Basement Finished Storage Building	\$5.40 to \$6.00	\$5.00 to \$8.00	10%	9% to 10%
Restaurant	\$10.00 to \$18.00	\$9.00 to \$26.00	10%	9% to 10%

Warehouse Office Mezzanines Office	\$9.60 to \$11.40	\$9.00 to \$12.00	10%	9% to 10%
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The Vacancy Rate for all property types in Area 10 was considered at 5%.

Income approach calibration:

The models were calibrated after setting base rents by using adjustments based on size, effective age, and quality of construction.

Model Validation

Total Value Conclusions, Recommendations and Validation:

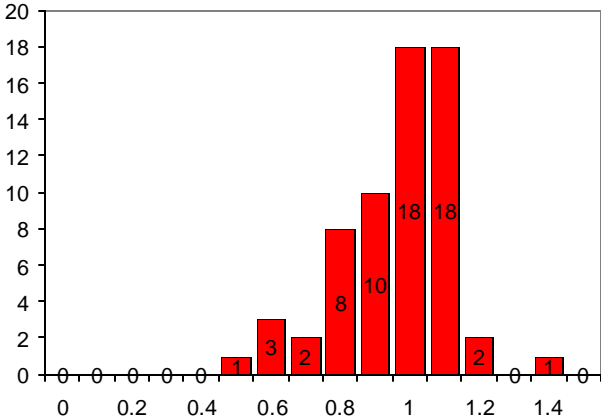
Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 16.48 % to 10.54 % and the C.O.D. from 11.92 % to 6.74 % which reflects a marked improvement from previous values. In addition the resulting assessment level is 99.2 % and falls within IAAO performance guidelines. These figures are presented in the 2001 and 2002 Ratio Analysis charts included in this report.

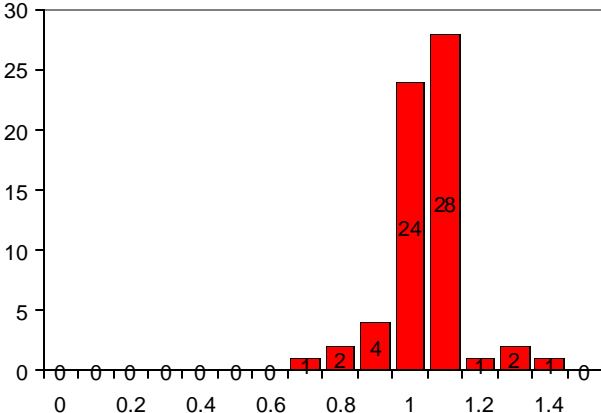
The total value for the 2001 assessment year for Area 10 was \$1,659,686,400. The total recommended assessed value for the 2002 assessment year is \$2,081,298,000.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +25.4 %. This increase is due partly to upward market changes over time and the previous assessment levels.

Present Improvement Value Calculation for Area 10

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																				
North Crew	1/1/2001	5/22/2002	1/1/99 - 03/31/02																				
Area	Appr ID:	Prop Type:	Trend used?: Y / N																				
10	MJOL	Improvement	N																				
SAMPLE STATISTICS																							
Sample size (n)	63	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis ranges from 0 to 20 with increments of 2. The bars are red with black outlines. The frequencies for each ratio bin are: 0.5-0.6: 1, 0.6-0.7: 3, 0.7-0.8: 2, 0.8-0.9: 8, 0.9-1.0: 10, 1.0-1.1: 18, 1.1-1.2: 18, 1.2-1.3: 2, 1.3-1.4: 1.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.5-0.6</td><td>1</td></tr><tr><td>0.6-0.7</td><td>3</td></tr><tr><td>0.7-0.8</td><td>2</td></tr><tr><td>0.8-0.9</td><td>8</td></tr><tr><td>0.9-1.0</td><td>10</td></tr><tr><td>1.0-1.1</td><td>18</td></tr><tr><td>1.1-1.2</td><td>18</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.5-0.6	1	0.6-0.7	3	0.7-0.8	2	0.8-0.9	8	0.9-1.0	10	1.0-1.1	18	1.1-1.2	18	1.2-1.3	2	1.3-1.4	1
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1.2-1.3	2																						
1.3-1.4	1																						
Mean Assessed Value	869,800																						
Mean Sales Price	942,300																						
Standard Deviation AV	1,013,484																						
Standard Deviation SP	1,070,839																						
ASSESSMENT LEVEL																							
Arithmetic mean ratio	0.915																						
Median Ratio	0.941																						
Weighted Mean Ratio	0.923																						
UNIFORMITY																							
Lowest ratio	0.4800																						
Highest ratio:	1.3084																						
Coefficient of Dispersion	11.92%																						
Standard Deviation	0.1509																						
Coefficient of Variation	16.48%																						
Price-related Differential	0.99																						
RELIABILITY																							
95% Confidence: Median		<div>These figures reflect the 2001 assessment level of improved sales compared to current market sales.</div>																					
Lower limit	0.886																						
Upper limit	0.988																						
95% Confidence: Mean																							
Lower limit	0.878																						
Upper limit	0.952																						
SAMPLE SIZE EVALUATION																							
N (population size)	1148																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.1509																						
Recommended minimum:	35																						
Actual sample size:	63																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	25																						
# ratios above mean:	38																						
z:	1.511857892																						
Conclusion:	Normal*																						
*i.e., no evidence of non-normality																							

Future Improvement Ratio Calculation for Area 10

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																			
North Crew	1/1/2002	5/22/2002	1/1/99 - 03/31/02																			
Area	Appr ID:	Prop Type:	Trend used?: Y / N																			
10	MJOL	Improvement	N																			
SAMPLE STATISTICS																						
Sample size (n)	63	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis ranges from 0 to 30 with increments of 5. The bars are red. The frequencies for each ratio bin are: 0.6-0.7: 1, 0.7-0.8: 2, 0.8-0.9: 4, 0.9-1.0: 24, 1.0-1.1: 28, 1.1-1.2: 1, 1.2-1.3: 2, 1.3-1.4: 1.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>1</td></tr><tr><td>0.7-0.8</td><td>2</td></tr><tr><td>0.8-0.9</td><td>4</td></tr><tr><td>0.9-1.0</td><td>24</td></tr><tr><td>1.0-1.1</td><td>28</td></tr><tr><td>1.1-1.2</td><td>1</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>1</td></tr></tbody></table>			Ratio	Frequency	0.6-0.7	1	0.7-0.8	2	0.8-0.9	4	0.9-1.0	24	1.0-1.1	28	1.1-1.2	1	1.2-1.3	2	1.3-1.4	1
Ratio	Frequency																					
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Mean Assessed Value	934,300																					
Mean Sales Price	942,300																					
Standard Deviation AV	1,087,337																					
Standard Deviation SP	1,070,839																					
ASSESSMENT LEVEL																						
Arithmetic mean ratio	0.993																					
Median Ratio	1.000																					
Weighted Mean Ratio	0.992																					
UNIFORMITY																						
Lowest ratio	0.6137																					
Highest ratio:	1.3715																					
Coefficient of Dispersion	6.74%																					
Standard Deviation	0.1047																					
Coefficient of Variation	10.54%																					
Price-related Differential	1.00																					
RELIABILITY																						
95% Confidence: Median		<div>These figures reflect the 2002 assessment level of improved sales compared to current market sales.</div>																				
Lower limit	0.985																					
Upper limit	1.019																					
95% Confidence: Mean																						
Lower limit	0.967																					
Upper limit	1.019																					
SAMPLE SIZE EVALUATION																						
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Improvement Sales for Area 010 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	040	012603	9434	1,920	1697532	\$225,000	07/02/99	\$117.19	DENTAL CLINIC	RM/900	1	2	
010	040	022603	9248	5,130	1660295	\$510,000	01/04/99	\$99.42	LAND TEARDOWN	BN	1	2	
010	040	030650	0030	8,753	1735812	\$900,000	02/03/00	\$102.82	THE KEG RESTAURANT	BC	1	2	
010	040	072604	9301	14,480	1669438	\$730,000	02/25/99	\$50.41	MEYER SIGNS AND EXTRA LD	CG	1	2	
010	040	072604	9091	1,668	1716266	\$200,000	10/15/99	\$119.90	HOUSE R107+5 1450 1ST ATTIC GAR	CG	1	2	
010	010	145360	1143	6,336	1725706	\$650,000	12/06/99	\$102.59	LAKE CITY PROFESSIONAL BLDG	NC365'	1	2	
010	010	145360	1001	0	1673930	\$1,640,000	03/18/99	\$0.00	AQUA DIVE HEALTH SPA	NC365'	1	2	
010	010	145360	0263	1,806	1719933	\$360,000	10/25/99	\$199.34	LAKE CITY ANIMAL HOSPITAL	C140'	1	2	
010	040	156810	0555	5,519	1706065	\$550,000	08/06/99	\$99.66	DR CUE BILLARS	BC	1	2	
010	040	162604	9067	2,000	1848473	\$215,000	10/23/01	\$107.50	GROCERY STORE	BN	1	2	
010	040	164350	0200	11,456	1847564	\$1,200,000	10/17/01	\$104.75	ANDERSON BUILDING	ML	1	2	
010	040	164350	0080	7,350	1736619	\$900,000	02/11/00	\$122.45	HIGHLAND PARK BUILDING	BN	1	2	
010	040	182604	9043	5,718	1849240	\$465,000	10/26/01	\$81.32	EARL SCHEIB AUTO PAINTING	CG	1	2	
010	030	192604	9354	4,488	1839388	\$1,260,000	08/29/01	\$280.75	STARBUCKS/PAYLESS SHOES	C165'	1	2	
010	030	192604	9296	9,070	1753614	\$820,000	05/12/00	\$90.41	SEATTLE GLASS BLOCK	C165'	1	2	
010	030	192604	9218	19,521	1714119	\$2,425,000	10/10/99	\$124.23	AURORA GROUP OFFICE BLDG	C165'	1	2	
010	030	192604	9113	2,856	1664873	\$264,500	01/27/99	\$92.61	THOMAS E BROWN MD	NC240'	1	2	
010	030	198020	0150	9,708	1845876	\$1,150,000	10/05/01	\$118.46	WINKELMAN HARDWARE	NC240'	1	2	
010	040	222410	0060	2,478	1698046	\$806,000	07/13/99	\$325.26	CHURCH-TEARDOWN	R-6	1	2	
010	040	222730	0140	6,020	1730468	\$1,200,000	12/29/99	\$199.34	OFFICE AND EXTRA LAND	RM900	1	2	
010	040	222730	0021	5,964	1809784	\$575,000	04/02/01	\$96.41	MIX USE AND PARKING		2	2	
010	020	243490	0080	14,000	1708252	\$2,185,000	09/01/99	\$156.07	NORTHGATE MEDICAL DENTAL PLAZA	NC385'	1	2	
010	040	263690	0250	0	1842293	\$437,500	09/14/01	\$0.00			1	2	
010	040	263690	0187	6,550	1841144	\$900,000	08/21/01	\$137.40	FARMERS INSURANCE	RM900P	1	2	
010	040	282710	0067	1,900	1830481	\$400,000	07/10/01	\$210.53	CLIFF'S TAVERN	BC	1	2	
010	020	292604	9202	0	1735536	\$775,000	02/02/00	\$0.00	STEBBINS ENGINEERING	L2	1	2	
010	020	292604	9038	39,769	1715544	\$6,150,000	09/30/99	\$154.64	NEIGHBORHOOD SHOPPING RETAIL	NC365'	3	2	
010	030	302604	9095	1,200	1826820	\$650,000	06/25/01	\$541.67	MOTEL AND OFFICE	C165	2	2	
010	030	302604	9092	320	1727058	\$440,000	12/15/99	\$1,375.00	USED CAR SALES	C165	1	2	
010	020	322604	9053	10,000	1826642	\$1,440,000	06/27/01	\$144.00	NORTHGATE PROFESSIONAL CENTER	NC340'	1	2	
010	040	329370	0070	10,487	1665190	\$1,100,000	01/22/99	\$104.89	AURORA MITSUBISHI	CG	1	2	
010	040	343250	0005	1,010	1794222	\$200,000	12/20/00	\$198.02	REALTY WORLD	RM900P	1	2	
010	030	344200	0010	2,560	1708602	\$234,000	08/26/99	\$91.41	MIXED USE RETAIL AND TRIPLEX	C140'	1	2	
010	010	344800	1760	4,290	1694673	\$310,000	06/23/99	\$72.26	ACME PUMP SERVICE	C140	1	2	
010	040	367050	0115	3,560	1770566	\$410,000	08/14/00	\$115.17	ALFY'S PIZZA RESTAURANT	BC	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	383450	0140	3,894	1723032	\$270,000	11/22/99	\$69.34	CAREZ AUTO REBUILD	C140'	1	2	
010	050	401930	1663	11,220	1744246	\$1,300,000	03/30/00	\$115.86	REST-TO OFFICE17171 BALLINGER	TC	1	2	
010	010	510140	5300	15,666	1801857	\$1,450,000	02/21/01	\$92.56	UPENIEK TIRE CENTER	C140'	1	2	
010	010	510140	5280	9,700	1666591	\$2,100,000	02/08/99	\$216.49	WEIGHT WATCHERS	C140'	1	2	
010	040	530610	0005	2,772	1847745	\$662,000	10/16/01	\$238.82	TAKA SUSHI	BC	1	2	
010	040	572750	0243	11,700	1821911	\$1,000,000	05/25/01	\$85.47	CREST THEATRE	BN	1	2	
010	040	572750	0242	1,056	1734948	\$175,000	02/02/00	\$165.72	C K ROBERTSON DENTIST	RM2400	1	2	
010	030	614970	0040	1,788	1751906	\$375,000	04/10/00	\$209.73	GARAGE HUT & RES	C265'	1	2	
010	030	614970	0035	4,624	1751907	\$432,000	05/01/00	\$93.43	SEATTLE FIREPLACE SHOP	C265'	1	2	
010	030	615390	0015	4,098	1778650	\$275,000	09/27/00	\$67.11	AMERICAN BUILDING EXTERMINATING	C265'	1	2	
010	040	616390	0803	2,800	1741930	\$300,000	03/10/00	\$107.14	FOREIGN CAR CARE		1	2	
010	040	616390	0750	9,000	1662218	\$625,000	01/10/99	\$69.44	OFFICES PRIMARILY	BC	1	2	
010	040	616390	0592	4,872	1806332	\$580,000	03/15/01	\$119.05	OFFICE & PARKING	BC	2	2	
010	040	616390	0111	2,840	1800960	\$300,000	02/09/01	\$105.63	OFFICE BLDG	BN	1	2	
010	030	630000	0055	12,600	1859833	\$1,595,000	12/27/01	\$126.59	BURGESS INDUSTRY	C240'	1	2	
010	030	630050	0065	5,239	1782708	\$700,000	10/19/00	\$133.61	BANK COVERED RETAIL	L3	1	2	
010	020	679810	0875	14,090	1661254	\$1,150,000	01/04/99	\$81.62	WAREHOUSE	NC340'	1	2	
010	040	727870	0205	2,903	1765156	\$400,000	07/06/00	\$137.79	MIXED USE-OFFICE AND APT	BN	1	2	
010	040	728390	0720	22,400	1761494	\$2,300,000	06/09/00	\$102.68	ALS AUTO SUPPLY-CASCADE FRAME	ML	1	2	
010	040	728390	0573	2,280	1749013	\$340,000	04/19/00	\$149.12	TWO OFFICE BLD	ML	2	2	
010	040	728390	0420	3,932	1697838	\$675,000	07/06/99	\$171.67	LAW OFFICE	BC	1	2	
010	040	741770	0575	1,922	1718695	\$280,000	10/25/99	\$145.68	DENTIST OFFICE	CB	1	2	
010	040	741770	0570	2,038	1826680	\$350,000	06/28/01	\$171.74	OFFICE	BC	1	2	
010	040	741770	0530	2,530	1766002	\$219,000	07/17/00	\$86.56	FAMILY RESOURCES	BRC	1	2	
010	010	882290	0465	39,350	1819538	\$5,700,000	05/23/01	\$144.85	OFFICE AND EXCESS LAND	NC385P*	1	2	
010	010	890250	0385	4,800	1781828	\$585,000	10/01/00	\$121.88	KEMOS GENERAL STORE	C130'	1	2	
010	010	890250	0361	19,184	1717128	\$1,850,000	10/20/99	\$96.43	LANDMARK BUILDING	C140'	1	2	

Vacant Sales for Area 010 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
010	010	145360	1380	80,700	1748353	\$2,026,849	04/11/00	\$25.12	TRAILER PARK AND BUILDINGS	C165'	1	2	
010	010	256830	0310	25,183	1753189	\$495,000	05/10/00	\$19.66	TEARDOWN	C140'	2	2	
010	010	344800	0915	28,275	1744434	\$675,000	03/23/00	\$23.87	KFC -TEAR DOWN	C140'	1	2	
010	010	382170	0070	48,186	1738983	\$1,000,000	02/25/00	\$20.75	TENNY TOYOTA STG	C140'	1	2	
010	010	766370	0289	13,050	1835747	\$430,000	08/14/01	\$32.95	RETAIL	NC240'	1	2	
010	010	882290	0510	11,000	1819542	\$305,000	05/23/01	\$27.73	SHORELINE TOWER PARKING	NC385'	1	2	
010	010	890250	0365	37,867	1773656	\$1,475,000	08/29/00	\$38.95	11032 LK CITY/2526 110-TEARDOWN	C1-30/1	3	2	
010	020	113300	0212	18,200	1814693	\$530,000	04/30/01	\$29.12	TEARDOWN	NC340'	2	2	
010	020	663230	0643	14,258	1721509	\$337,000	10/27/99	\$23.64	VACANT	C165'	1	2	
010	030	016400	0020	51,935	1727951	\$1,175,000	12/08/99	\$22.62	BOTTING MECHANICAL CONTRACTORS	C165'	1	2	
010	030	192604	9426	43,997	1731500	\$1,235,913	01/06/00	\$28.09	TEAR DOWN-LAND SALE_14135 AURORA	C265	1	2	
010	030	362603	9343	1,461	1705031	\$6,200	06/30/99	\$4.24	VACANT LAND	L-2	1	2	
010	030	568750	0016	22,000	1705253	\$650,000	08/16/99	\$29.55	TEARDOWN	C165	1	2	
010	030	614970	0005	12,890	1738153	\$315,000	02/24/00	\$24.44	TEAR DOWN	C265'	1	2	
010	040	022603	9248	49,056	1660295	\$510,000	01/04/99	\$10.40	LAND TEARDOWN	BN	1	2	
010	040	072604	9091	11,600	1716266	\$200,000	10/15/99	\$17.24	HOUSE R107+5 1450 1ST ATTIC GAR	CG	1	2	
010	040	162604	9098	713,513	1740844	\$3,750,000	02/05/00	\$5.26	VACANT		1	2	
010	040	164350	0160	11,834	1869822	\$330,000	02/08/02	\$27.89	LIBERTY SERVICE STATION	CG	1	2	
010	040	263690	0166	10,800	1700060	\$154,000	07/15/99	\$14.26	VACANT		1	2	
010	040	282710	0066	13,159	1834614	\$349,500	08/08/01	\$26.56	TEXACO STATION	BC	1	2	
010	040	282710	0073	10,834	1730417	\$170,000	12/30/99	\$15.69	TEARDOWN		2	2	
010	040	329370	0075	25,982	1745084	\$570,000	03/31/00	\$21.94	LAND WITH SMALL BLD		1	2	
010	040	367050	0135	6,292	1811206	\$125,000	03/24/01	\$19.87	HOMBRE STYLING		1	2	
010	040	530610	0025	25,875	1724170	\$352,500	11/22/99	\$13.62	VACANT SITE		1	2	
010	040	688590	0005	4,650	1665006	\$85,000	01/25/99	\$18.28	VACANT LAND	BC	1	2	
010	040	728390	0630	16,350	1787053	\$520,000	11/15/00	\$31.80	VACANT LAND AND STORAGE	ML	2	2	
010	040	728650	0010	18,873	1685132	\$410,000	05/12/99	\$21.72	182XX AURORA	CB	1	2	
010	040	728650	0010	18,873	1874289	\$1,600,000	03/19/02	\$84.78	SEG FROM 72859000300	BC	1	2	
010	050	401930	1654	45,187	1744240	\$825,000	03/23/00	\$18.26	TEARDOWN		1	2	